CANNONDESIGN

CIRM RFA 07-03
Application # FA1-00618-1
Functionality Score: A
Value Score: A

Overall, this is an outstanding building. On an impossible site, the architect has created a breathtaking building that exudes collaboration and interaction. The innovative split level design allows for easy flow between the labs, and the double stacking of the offices over the labs with adjacent break rooms and conference rooms is the perfect example of how a building design can enhance interaction. The result is a building that will set a higher bar for all new laboratory projects.

Functionality

Flexibility is achieved through the use of plug-n-play benches and large, open labs which flow into each other such that teams can ebb and flow with the research projects. By breaking the building into four blocks, with the office/interaction nodes on the circulation route between the labs, the entire research community in the building will interact. Studies on how people interact in a building have shown that a researcher will travel 10x the distance horizontally before they will travel up a single floor. The horizontality of this building maximizes this interaction.

The space per researcher, at 1,851 asf, is low, but this is augmented with the extensive amount of shared cores already in place on the campus. The ratio of support to lab space is 1:1, and the building will house 11 new Core facilities. The ease of access to any of the support rooms and cores will maximize their utilization.

Access to shared resources outside the Building has been provided to the other cores and research groups through a connecting bridge, which strengthens the X, Y and Z elements of the research programs. The building also takes advantage of the existing services such as the new vivarium immediately adjacent.

Beyond the innovative floor plan design, the architect has embraced “Green” building with green roofs and solar orientation. The structural system utilizes base isolation design that allows for lower structural cost and better seismic performance.

Value

	00618-1	Institute Avg	Range
The Net/Gross sf ratio of the overall building	61.9%	65%	60.6% – 71.8%
The Project cost / gsf	$1,164	$936	$757 - $1,164
The asf of Lab + Lab Support + PI Office space / PI	1,410	1,769	843 – 3,399
The ratio of Lab to Lab Support	1:0.98	1:0.87	1:0.72 – 1:1.08
The asf Core / PI	108	721	108 – 1,577
The group 2 equipment budget / PI	$297,789	$427,596	$174,000 - $1.05M
CIRM funds / PI	$1,600,000	$2,059,273	$1.6M - $2.38M

This is an incredible science building and an incredible cost/sf. Some of the cost can be attributed to the difficult site requiring the building to be single story and structured as a bridge. The ideal functional location required a creative design solution. The value, even at this cost, is the connections to the X, Y, and Z infrastructure on the campus.

Boston
New York
Baltimore
Washington DC
Buffalo
Toronto
Chicago
St. Louis
Calgary
Vancouver
Victoria
San Francisco
Los Angeles
Shanghai

250 Sutter Street
Suite 500
San Francisco, California
94108
T: 415.442.0755
F: 415.442.0751
www.cannondesign.com